



Mary E. Rodman Elementary School

INSPIRE Plan



November 2021



Mary E. Rodman Elementary School
INSPIRE PLAN



Prepared to present to the
Baltimore City Planning Commission
in November 2021

Letter from the Director

Greetings,

It is with great pleasure that I share the Mary E. Rodman Elementary School INSPIRE plan. I want to express sincere thanks to the many residents and community stakeholders who played a role in shaping this plan, and for their commitment to working in partnership with the City to make their neighborhood a great place to live. INSPIRE plans are created through a collaboration with many stakeholder partners including neighborhood residents, organizations, businesses, and developers; the philanthropic community; anchor institutions; City agencies; and more. Together we are maximizing the impact around the modernized schools being built around Baltimore so that when the doors open for students on their first day, there will be a noticeable difference in the neighborhood surrounding the new 21st Century facility.

Every division of the Department of Planning has been involved either in developing the INSPIRE plan or in supporting the 21st Century School process. From offering urban design, architecture, and landscape design expertise, to identifying opportunities to improve housing or to secure a site and funding resources for a community/school garden, my team has been committed to working with others to develop the highest-quality school facilities and INSPIRE recommendations that will strengthen the connection between each school and its surrounding neighborhood.

Our commitment doesn't end here. INSPIRE plans provide a roadmap for achieving longer-term goals around housing, transportation, health, environmental sustainability, sanitation, and safety. We will continue to work with our partners – public agencies, institutions, businesses, non-profits, philanthropy, neighborhood organizations and residents – to achieve holistic progress towards the community's aspirations. New and improved school facilities both improve quality of life for existing students and families and serve as catalysts for attracting new residents to Baltimore neighborhoods. INSPIRE plans like this one aim to capture that potential. We welcome new ideas and partnerships to help us achieve that goal.

Sincerely,

Chris Ryer
Director of Planning
City of Baltimore

Acknowledgments

The Mary E. Rodman Elementary School INSPIRE Plan was created by the Baltimore City Department of Planning but is the result of a collaborative process involving significant community and City agency input. Kyle Leggs, Southwest District Planner, Mary Colleen Buettner, INSPIRE Planner, and Jennifer Leonard, INSPIRE Program Manager facilitated the creation of this plan. The Department of Planning thanks everyone who attended workshops, shared their ideas, and provided support.

Special thanks go to:

Mayor Brandon Scott

Councilperson Kristerfer Burnett

State Senator Jill P. Carter

State Delegate Samuel Rosenberg

State Delegate Tony Bridges

State Delegate Dalya Attar

The many residents, organizations, and stakeholders who shared their vision and recommendations for their community, especially the Allendale, Lower Edmondson Village, Edgewood, Saint Josephs, Carroll S. Hilton, and S. Caton Avenue Community Associations, along with the Southwest Better Community, and staff at the Mary E. Rodman Recreation Center.

The Mary E. Rodman Elementary School leadership and faculty, scholars, and their parents for their dedication to making their school and community thrive.

Thank you to these City agencies that helped develop this plan.

Baltimore City Department of Housing and Community Development

Baltimore City Department of Recreation and Parks

Baltimore City Department of Transportation

Baltimore City Department of Public Works

Baltimore Development Corporation

Baltimore City Police Department

Baltimore City Public School System

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Overview and Introduction



21st Century School Buildings Program and INSPIRE

INSPIRE Process

21st Century School Buildings Program and INSPIRE

About 21st Century

The 21st Century School Buildings Program supports excellence in teaching and learning with flexible and adaptable space, learning areas designed for interaction and collaboration, and technology-equipped classrooms, enabling students to meet today's — and tomorrow's — high standards, and provides communities with a shared public resource that enriches their neighborhoods. Baltimore City benefits from this historic effort to provide the healthy, safe, efficient, and modern school buildings all children deserve. As a result, students in Baltimore City Public Schools benefit from:



- Replaced or renovated school buildings across the city;
- School environments that support teaching and learning to prepare students for college and career success;
- Schools that become hubs of resources supporting entire communities;
- Modern, efficient, and inspiring educational facilities that also provide recreation and community use; and
- Partnerships that encourage businesses and neighborhood residents to connect with their local schools.

About INSPIRE

Each modernized 21st Century school represents tens of millions of dollars of public investment into the neighborhood it serves. To leverage this investment, the Department of Planning (DOP) launched the INSPIRE (Investing in Neighborhoods and Schools to Promote Improvement, Revitalization, and Excellence) program. This planning program focuses on the neighborhoods surrounding each of the schools, specifically the quarter-mile around the schools.

INSPIRE focuses on the quarter-mile area surrounding each 21st Century school to build from and leverage the school investment.

- Immediate City investments make streetscape improvements (better sidewalks, crosswalks, street trees etc.) on “primary walking routes” to help ensure that there is safer pedestrian access to the school.
- Plan recommendations are organized into goals related to the housing market and development; safety; sustainability and sanitation; health, wellness, and recreation; and transportation.
- City investment supports a community project selected through the planning process.

Find out more about 21st Century Schools Building Program, partnerships, school project statuses, community engagement, opportunities, and more at <https://baltimore21stcenturyschools.org>.

Find out more about the INSPIRE Program at <https://planning.baltimorecity.gov/planning-inspire>.

INSPIRE Process

The Planning Department works with community members, school stakeholders, City agencies, citywide organizations, and others to guide the INSPIRE process.



INSPIRE Planning Area Background



INSPIRE Planning Area Map

Preparing for School Opening Day: Primary Walking Routes and Improvements

Neighborhood History

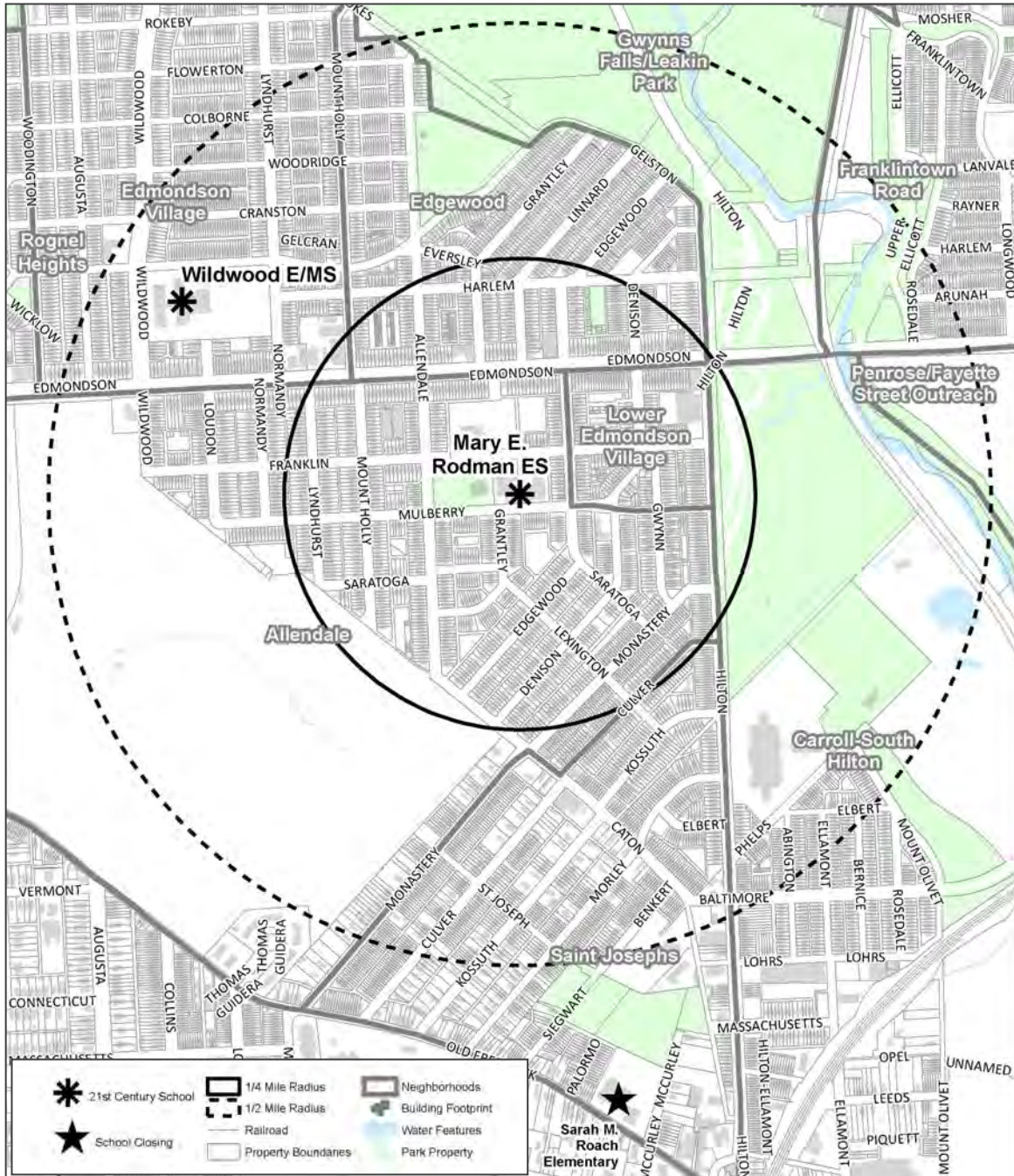
Key City and Neighborhood Data

Neighborhood Observations

Existing Plans and Initiatives

INSPIRE Planning Area Map

Mary E. Rodman Elementary School #204 is located at 3510 W. Mulberry Street. The quarter-mile radius includes several neighborhoods - Allendale, Lower Edmondson Village, Edgewood, and a small portion of the Lyndhurst Community to the northwest. South of the half mile radius, in the Saint Josephs Community, is Sarah M. Roach Elementary School, which recently closed in 2020.

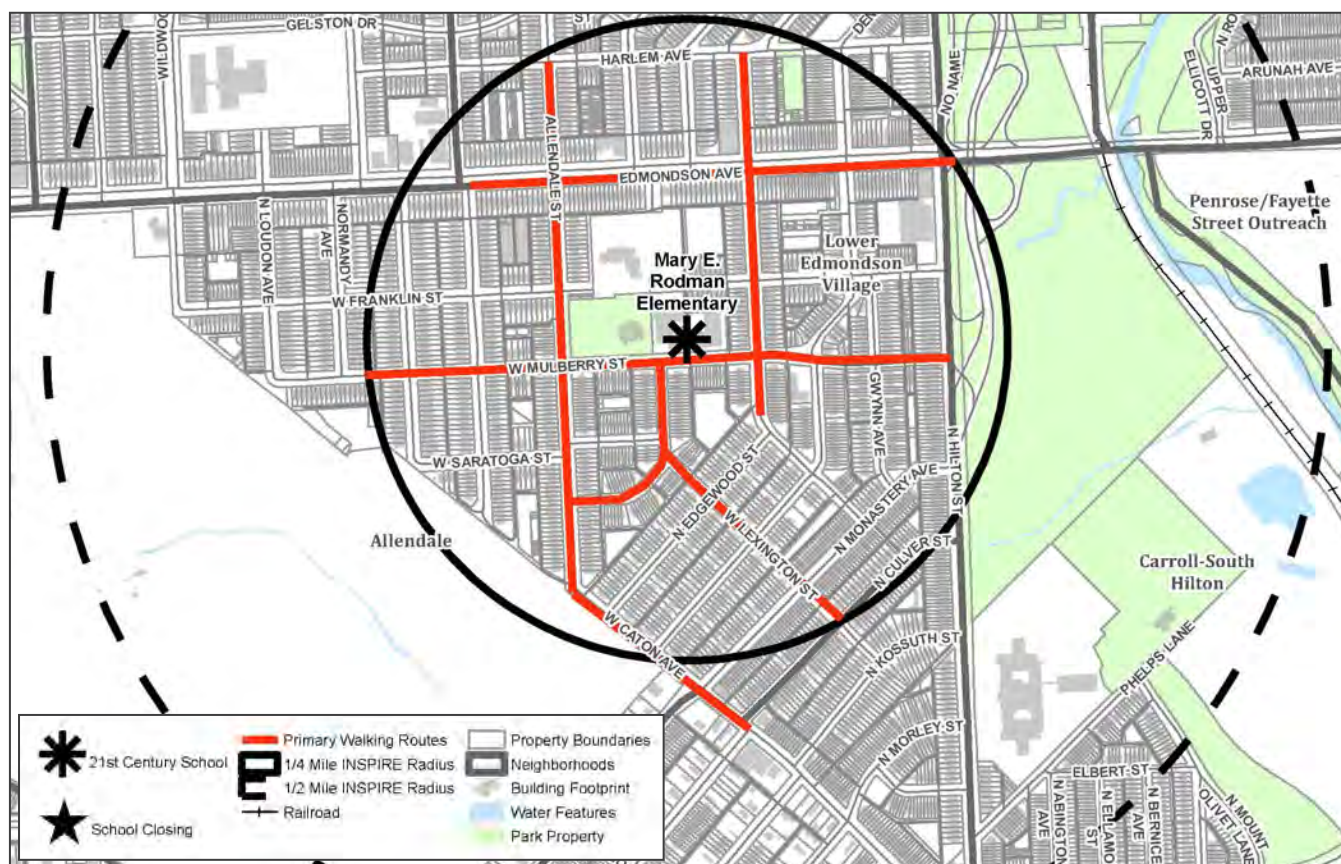


Preparing for School Opening Day: Primary Walking Routes and Improvements

The map below identifies the primary routes leading to the school. Mary E. Rodman Elementary School is attended primarily by children in the Allendale, Lower Edmondson Village, Saint Josephs, Edgewood, and Carroll S. Hilton communities. The Department of Planning used BCPSS student/ school zone data, and worked with community members, school staff, and the Department of Transportation to identify the primary routes within the ¼-mile INSPIRE planning area that students use to get to and from school. With the new school zone that includes children previously zoned for Sarah M. Roach ES, the primary walking routes slightly go beyond the quarter mile into the Saint Josephs' neighborhood.

These routes were identified as W. Mulberry Street, Allendale Street, Edmondson Avenue, N. Edgewood Street, N. Grantley Street, W. Lexington Street, and S. Caton Avenue. These blocks were prioritized for streetscape improvements and making travel to and from the school safer and more pleasant for students, parents and community members. Through commitments from many City agencies, these key improvements will be made along the primary walking routes:

- Bringing sidewalks up to a safe and standard condition
- Repainting or adding crosswalks
- Pruning and planting street trees
- Assessing crossing guard deployment
- Boarding open vacant buildings
- Picking up trash and maintaining vacant lots



Neighborhood History

Edmondson Village, which takes on the larger identity of its surrounding neighborhoods, including Allendale, Lyndhurst, Edmondson Village, Edgewood, Lower Edmondson Village, Rognel Heights, and Uplands, is a twentieth century neighborhood, built with Baltimore's basic building block, the rowhouse. Prior to and during the early part of the twentieth century, the area was considered a suburban community comprised of gentlemen country estates, small truck farms, and buildings that served the industry located along the nearby Gwynns Falls. Growth began to occur when electric street car service began in 1899, and the new bridge was built in 1910. Between 1910 and 1930, Edmondson Village saw its largest growth and increases in population, with much of it occurring in the 1920s. Beginning in 1916, rowhouse developer James Keelty began buying property west of the Gwynns Falls and north and south of Edmondson Avenue. In 1926 he acquired the entire Gelston Estate, and in 1928 purchased Lyndhurst. These purchases made up most of the area we know as Edmondson Village. Between the late 1940s and early 1950s, the northern section of the neighborhood was being developed by a handful of developers including Keelty. By the early 1950s Edmondson Village was completely built out.



The neighborhood developed further with a church, movie theaters, and a shopping center. St. Bernardine's Roman Catholic Church at 3812 Edmondson Avenue, was built in 1928-1929, the Edgewood movie theater at 3500 Edmondson Avenue was built in 1930, and in 1947 the Edmondson Village Shopping Center was built as

one of the nation's first Colonial Revival style shopping centers complete with quality stores and a movie theatre (the Edmondson Village movie theater, built in 1948).

Until the 1950s, the majority of Edmondson Village was inhabited by white residents. Between 1955 and 1965, the neighborhood changed from being predominantly white to predominately African American, largely the result of "blockbusting" techniques. Through fear tactics, blockbusting forced the original white owners to sell their houses to a real estate developer at a very low cost, and the developer would then sell at exorbitant prices to African Americans. Despite the destabilizing effects of blockbusting, by 1970 Edmondson Village had a higher home ownership rate than most neighborhoods in Baltimore.



The Mary E. Rodman School and the Mary E. Rodman Recreation Center also contribute to, and celebrate, this history. Both the school and the recreation center are named after Mary E. Rodman, a prominent local leader in education for African Americans. In 1889 she graduated from the first class and first public high school for African Americans in Baltimore located at Carrollton and Riggs Avenue. She went on to teach and administer to African Americans before her death in 1937. In 1974, Louis Fry Jr., a prominent African American architect

based out of Washington, D.C. designed the uniquely-styled recreation center. The neighboring communities of Edgewood and Lyndhurst are known for some of Maryland's most notable leaders including former Baltimore Mayor and Maryland Governor William Donald Schaefer, who grew up in Edgewood, and former U.S. Congressman Elijah Cummings, who attended the nearby Lyndhurst Elementary School. Lyndhurst, renamed the Wildwood Elementary/Middle School, underwent a \$30 million dollar renovation in 2017 also through the 21st Century Schools Construction Program. This community also includes the nearby New Cathedral Cemetery, established in 1869, where Baltimore's first African American Mayor, Clarence H. "Du" Burns, is buried.

To the southeast of the school, located at 125 N. Hilton Street, is another educational facility, the Green Street Academy. Originally built in 1925 as the Gwynns Falls Park High School, it is now a public charter school that serves grades 6 through 12. The school had been closed for several decades but was later modernized and renovated to focus on preparing students for college and other successful careers.

Moreover, the renovation of the building over the past ten years earned it a LEED Platinum energy efficiency rating, and the school offers curricular activities that focus on environmental and sustainable practices such as green roof technology that serve as outdoor learning labs.



Most of the Edmondson Village neighborhood meets the Commission for Historical and Architectural Preservation (CHAP) standards for local historic district designation. Due to this neighborhood-wide eligibility, in August of 2016, CHAP voted to nominate Edmondson Village (See map) as a "National Historic District". Local designation would have regulated all exterior changes to buildings to ensure the character of the neighborhood is preserved. National designation differs slightly, in that while it makes property owners in the district eligible for local, state, and federal historic tax credits for rehabilitation work, it does not require that exterior changes to buildings are regulated.

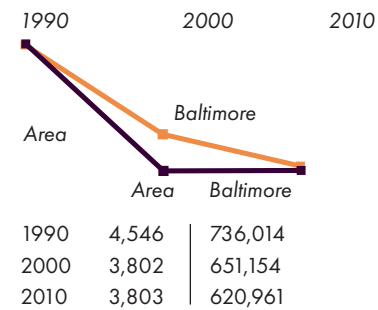
Historical portion of content from this section came from Blockbusting in Baltimore: The Edmondson Village Story/W. Edward Orser.



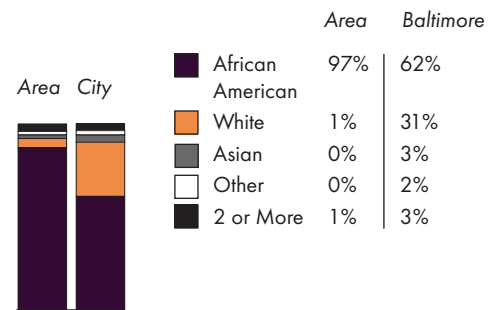
Key City and Neighborhood Data

Sources: U.S. Census Bureau 2015-2019 American Community Survey (area data) and 1-year American Community Survey (city data). Area Census data is allocated to the geography based on how census "block" population is distributed within each "block group." The housing data source is City Administrative Address data and no estimation is needed. Figures may not sum to 100 percent due to rounding and margin of error.

Population Change



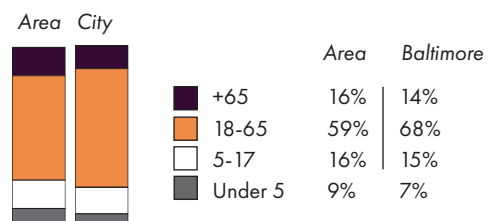
Race



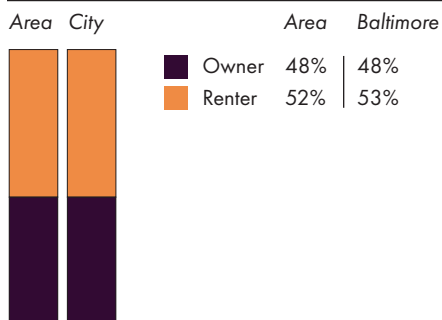
Length of Residence, as of 2018



Age



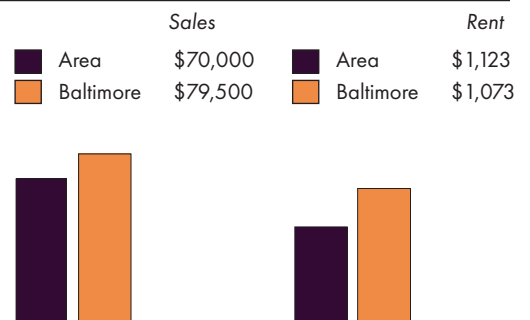
Housing Occupancy



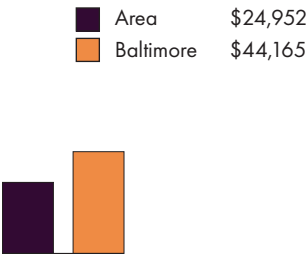
Housing Vacancy

100 Vacant Building Notices in the area

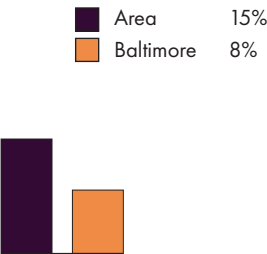
Median Housing Sales and Rent



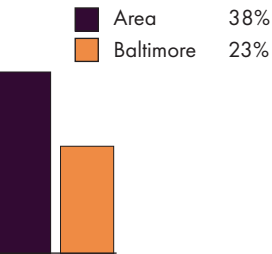
Median Income



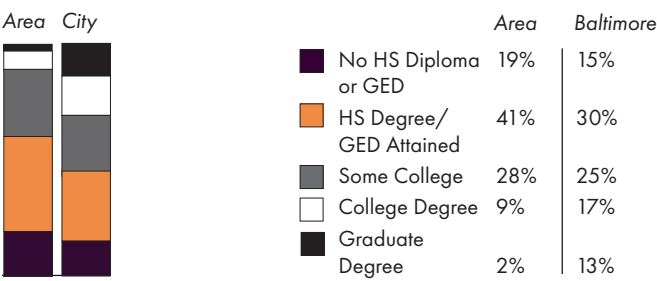
Unemployment Rate



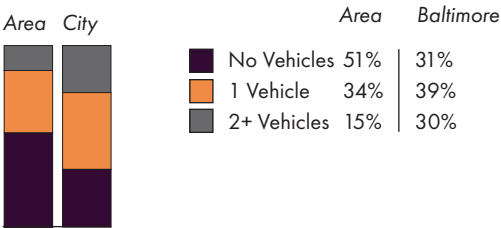
Poverty Rate



Educational Attainment



Vehicle Availability



Neighborhood Observations

Housing and Land Use

The Mary E. Rodman Elementary School INSPIRE area spans multiple neighborhoods in Southwest Baltimore. The area in general, also often referred to as Edmondson Village, began to see major housing development in the 1920s, and lasted until the area was built out in the 1950s. The neighborhood is primarily residential and the majority of the housing consists of two-story row house units that include porches and front and back yards.



Much of the area directly surrounding the school is stable, with a home ownership rate slightly higher than the City's average. LIVE Baltimore's data shows that Allendale is 57% owner-occupied, Edgewood is 64%, Edmondson Village is 63%, and Saint Josephs is 70%. According to the 2010 Census, which is the most recent data captured, over 80% of the residents have lived in the neighborhood since at least 2010. Despite this, there are a number of vacant properties scattered throughout the INSPIRE area that often need attention. Slightly higher concentrations of vacancies can be seen along Edmondson Avenue, and to the east of the school, and varying amounts can be found west of the school. Much of the neighborhood falls into the F, G, and H housing markets. Together they present characteristics of "middle markets" that are often on the edge between growth and decline.

To the west and outside of the INSPIRE planning area is the Uplands Community, which in 2008, underwent

a major revitalization with the demolition of 979 vacant apartments to make way for the development and construction of a modern and multi-year housing development project for over 700 newly planned homes and town homes. Currently, 178 new town homes have been built and have occupants. Future construction phases will continue over the next several years to complete the remaining units, with plans for a multifamily apartment building to front Edmondson Avenue and a full build out of single-family homes in the next phase.

Decades ago, the neighborhoods of Allendale and Edmondson Village also contained a number of retail establishments that provided much needed services to the community. These included a car dealership at Hilton Street, small groceries, bakeries, delis, shoe repair shops, television repair shops, barber shops, and beauty salons. Today, however, while a number of businesses operate at these locations, many of them often do not serve the residents' needs. Some appear uninviting and unappealing, sell alcohol, or lack adequate amounts of healthy foods, or may be known for nuisance issues such as loitering, trash, and crime.



The Edmondson Village Shopping Center, which is located just less than a mile to the west of the school, meets some of the retail needs of the community. The quality of stores and services however, has declined over the years, and many residents tend to go outside of the neighborhood to shop in nearby Baltimore

County. There are additional retail sites, although more moderate in scale, in the Saint Joseph's neighborhood, to the south of the Allendale community. One site, located at the corner of W. Baltimore Street and S. Caton Avenues, was once the site of the Hilton Supermarket, but over the years, the current establishment began to feature fewer products. Many residents would still like to attract a name brand retailer such as Aldi's or a Lidl, but this location was recently renovated to house a child care center and outdoor playground. Adjacent to, and southwest of this area, is the Caton Castle, a small-scale tavern and neighborhood entertainment venue that's used for small parties and other social events.

To the east of Allendale are several service and institutional businesses: the Maryland Department of Social Services Building (Human Services) - Hilton Heights Center located at 500 N. Hilton Street, and the Maryland Department of Juvenile Services Building, located at 530 N. Hilton Street. The Hilton Heights Center serves as a City Regional Office that provides family assistance, and the Juvenile Services Building, which also serves as a Baltimore City Regional Office, provides individual care and services to troubled youth who have violated the law. These services include behavioral modification services along with social, educational, employment, and community service opportunities.



Recreation and Open Space

The larger Edmondson Village area is very well-served by natural and recreational open space. The modernized Mary E. Rodman Elementary School is located immediately adjacent to the Mary E. Rodman Recreation Center which provides both indoor and outdoor recreational space, and is located only several blocks south of the Gwynns Falls Leakin Park, one of the largest urban parks in the country. The Gwynns Falls

Park is often thought of as one of the most significant assets in this community, as it significantly enhances the public realm due to its acres of green space, park and play areas, and natural habitat. The Mary E. Rodman Recreation Center is also a major asset to the community, as it is host to a number of youth-related activities, community meetings, and other events. The center also provides beautiful outdoor green space, with a newly built playground that was funded in part through INSPIRE. This area also features a basketball court in the rear of the center.



In addition, to the east is Daisy Field, a small urban grassy park that is very well maintained with decorative boulders and landscaping. East of this area is the Hilton Recreation Center (in the 2900 block of Phelps Lane) that features an outdoor basketball court and outdoor youth activities. A quarter mile to the north of Allendale is the Edgewood/Lyndhurst Recreation Center, which also provides a number of indoor and outdoor recreational activities.

It features an indoor basketball court, an outdoor tennis court, a small playground, and a large field that supports youth football and other sports. Access to these facilities from the Allendale community, however, is made difficult by the busy streets of Edmondson Avenue and S. Hilton Street.

Transportation

Mary E. Rodman Elementary School is located one block south of Edmondson Avenue, a major east-west thoroughfare, that is minutes from I-95, I-695, and I-70. The area is also now served by the MTA Link Routes and the Blue Line with services to include the #77, and #38.



Moreover, according to American Community Survey estimates up through 2019, 30% of the population in this area do not have a car and use public transit. In terms of access, this neighborhood is located less than two miles from Baltimore county to the west, and is 10 minutes from downtown Baltimore by way of the Franklin and Mulberry Street corridors to the east.

Driving or taking public transportation to get jobs, downtown locations or to the suburbs is therefore relatively convenient. Parking in the community, however, particularly outside of the school, remains a concern, as the newly renovated school does not feature any designated parking for its staff. Pedestrian safety is also a significant factor in this community, particularly along Edmondson Avenue, which is both a high-volume street and one of several primary walking routes for students to and from Mary E. Rodman Elementary School. Better access to the community,

however is currently being enhanced with the renovation and modernization of the Edmondson Avenue Bridge over the Gwynns Falls. When complete, this bridge will provide a safer and beautifully designed gateway appearance to the corridor.

Community Involvement

There are several neighborhood community associations that are pillars of the communities surrounding Mary E. Rodman Elementary School. These communities include Allendale, Lower Edmondson Village, Saint Josephs, Edgewood, Southwest Better, Lyndhurst, Edmondson Village, Caton Avenue, and Carrol S. Hilton. These associations provide stability as well as avenues for resident involvement on community issues and the ability to receive resources. In addition, a number of faith-based institutions and churches serve area residents beyond faith-based needs, and provide community meeting spaces and a variety of community services.



Existing Plans and Initiatives

A number of planning efforts have taken place in the neighborhoods surrounding the Mary E. Rodman Elementary School. Two in particular have informed this INSPIRE Plan: The Edmondson Village Area Master Plan and the Lyndhurst Elementary/Middle School INSPIRE Plan.

The Edmondson Village Area Master Plan (2007)

This plan focused primarily on community revitalization and building on the existing community strengths.

Plan recommendations implemented include creating a community school in the area, improving housing and retail sites, beautifying the Edmondson Avenue median strip, and improving recreational amenities.

<https://planning.baltimorecity.gov/sites/default/files/EdmondsonVillageAreaMasterPlan.pdf>

Lyndhurst Elementary/Middle School INSPIRE Plan (2017)

This INSPIRE plan was created for what is now Wildwood Elementary/Middle School. It led to the creation of a Veterans Butterfly Garden at N. Woodington and Wicklow Road. Additional priorities that were identified in the plan include targeting businesses for improvements to enhance their appearance as well as targeting poorly maintained alley garages. Ongoing efforts include sanitation improvements and public safety measures.

<https://planning.baltimorecity.gov/planning-inspire/lyndhurst>

Other recent planning efforts have included the following:

- In 2011, residents also participated in a major planning effort to identify neighborhood improvements as part of a proposed Red Line-Light Rail Transit System. The system was to feature several stops along the Edmondson Avenue corridor, and neighborhood improvements such as landscaping, tree plantings, beautified crosswalks and sidewalks, and neighborhood-branded signage and art. Although the Red Line did not receive approval to move forward, the desire for these improvements remain.
- In 2018, the Allendale Community Association, under the leadership of its president, created the Allendale Community Association Strategy Action Plan, a community-based action plan that focuses on crime prevention and addressing nuisance issues. The establishment of this plan was the result of several months of the community, along with nine members of the local area clergy, business leaders, and other area stakeholders coming together to respond to recent crime in the area.

INSPIRE Recommendations




Plan Development and Overview

Goals, Strategies, and Recommendations

Plan Development and Overview

In 2019 and 2020 the Department of Planning (DOP) staff worked with members of the neighborhood and school communities to better understand their neighborhood experiences, concerns, and needs. Area stakeholders and other residents helped inform the INSPIRE plan through a range of community engagement efforts and community meetings. The following are highlights from the process:

- Evaluating existing plans
 - Hosting workshops at the Mary E. Rodman Recreation Center
 - Administering an online community survey for residents
 - Attending community meetings in Allendale, Saint Josephs, Carroll S. Hilton, and Edgewood to talk about and get feedback on the INSPIRE plan
 - Working with residents in the Allendale community and with Baltimore City Recreation and Parks (BCRP) to plan for a new playground
 - Participating in numerous community walks with residents, the school principal, Baltimore City Public School System (BCPSS) staff, City agency staff, the Councilman's office, the Police Commissioner, and the President of the City Council
 - Collaborating with BCPSS regarding school construction updates with the community
 - Working with the community and BCRP to discuss renovation plans for the adjacent Mary E. Rodman Recreation Center
- 
- Collaborating with BCPSS to evaluate students' walking routes and plans for a walking school bus between Sarah M. Roach ES and Mary E. Rodman ES
 - Sharing a draft of the INSPIRE plan recommendations with the community and providing copies to the school and residents without computer access

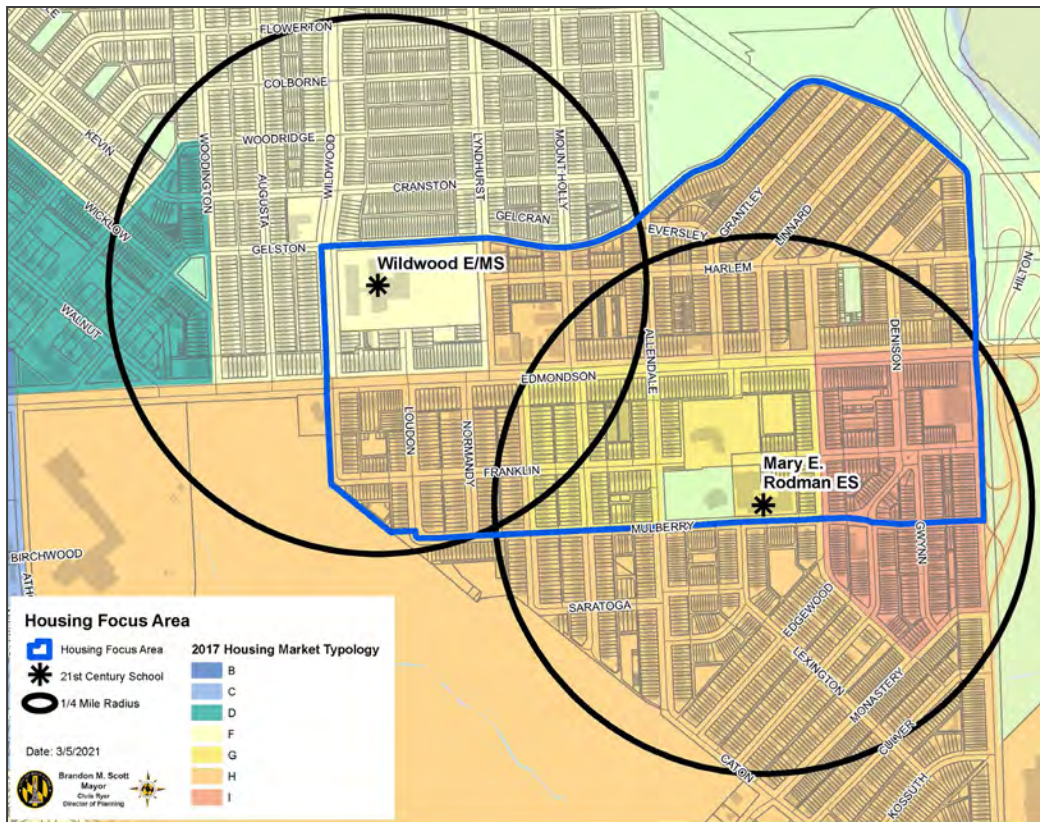
INVEST IN HOUSING AND MARKET-STRENGTHENING OPPORTUNITIES

Build on the strong home ownership base and build confidence in the neighborhood.

A few successes and efforts underway



- Most neighborhoods in this area, along with a number of century old buildings and churches that make up this community are eligible for the National Register of Historic Places, and in 2016 the Commission for Architectural and Historical Preservation (CHAP) voted to nominate Edmondson Village as a National Historic District. While approval awaits at the national level, even the nomination allows this community to promote and preserve the history of these neighborhoods. If received, national designation would provide monetary incentives to homeowners to make certain repairs.
- Neighborhood walks with City officials and housing inspectors have resulted in numerous code and sanitation violations being addressed.
- The Department of Housing and Community Development (DHCD) has worked to develop and coordinate housing strategies with their code enforcement legal team and the Department of Planning (DOP) over the past year. This has led to success in the marketing and pending sale of city-owned properties in the 700 blocks of Grantley and Linnard Streets, and 3412 Edmondson Avenue.



A key task under this goal will be to formulate a Middle Market Housing Revitalization Strategy centered around the two 21st Century Schools, focusing on the area outlined in the blue boundaries shown in the map above. The catalyst behind this has been the identification of the area near the schools as a strong middle market housing community, wherein the balanced mix of home ownership and rental properties makes it suitable for strengthening the market while maintaining and attracting quality housing for all of its residents. Middle market neighborhoods are critical in supplying quality housing at prices generally affordable to a range of households.

The “middle market” categories of the City’s Housing Market Typology (HMT), of which the Allendale community and the neighborhoods that surround Mary E. Rodman ES and the nearby Wildwood E/MS fall into, are often on the edge between growth and decline. Their housing markets are neither regionally competitive nor deeply distressed, yet often require intervention measures to maintain their attractiveness and overall competitiveness (See map above for HMT categories).

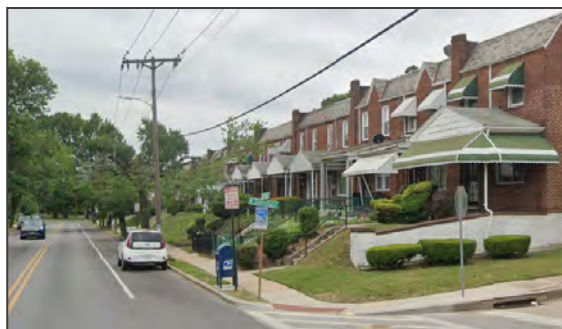
The recommendations found in this section will be further informed by a Neighborhood Housing Work Group called ALLEE (Pronounced “Ah’ Lay”), which is a French term that normally refers to an allée, or parallel path of trees, that in this case represents the parallel neighborhoods along Edmondson Avenue of Allendale, Lyndhurst, Lower Edmondson Village, and Edgewood. Members of this group will be made up of staff from the Department of Planning (DOP), Baltimore Housing and Community Development (Baltimore DHCD), 8th District City Councilman, community association leaders, and other stakeholders. Together, and in partnership with residents, this group will continue to tailor the recommendations in this section and identify how best to implement key housing strategies and initiatives.

Identify and Support Strategic Revitalization Efforts to Maintain High-Quality, Affordable and Market Rate Housing for Rent and Sale

1. Create a Middle Market Neighborhood Housing Revitalization Strategy in collaboration with residents, and partnerships with City agencies and stakeholders, to include Community School Coordinators.

Specific interventions are often necessary to maintain a middle market neighborhoods' attractiveness and overall competitiveness. As noted above, the ALLEE middle market workgroup will work to develop a number of interventions and neighborhood revitalization investment strategies to pursue. Examples of possible strategies include:

- Elevate the awareness of housing activities, opportunities, and property data in the community with neighborhood leaders, residents, Community School Coordinators, and area stakeholders, to establish a universal approach to improve neighborhood housing.
- Support and expand the operational capacity of the newly formed Southwest Neighborhood CDC (SWCDC) to focus on improving the housing conditions, neighborhood character, home values, and investments in the area.
- Promote intervention buying and investment initiatives.
- Pursue strategies to ensure that vacant properties are sold to quality developers.
- Develop a means to address owners and tenants of rental properties that regularly violate health and safety codes.
- Encourage community organizations and residents to take stewardship of neighborhood housing revitalization efforts.



2. Rehabilitate or stabilize properties in areas that are highly visible, mostly stable, and/or immediately adjacent to the school through Streamlined Code Enforcement and the City's Vacants to Value Program.

In order to build on the attractiveness and marketability of the community surrounding the school, it is important to prioritize the rehabilitation of vacant property where it gains from stronger blocks and/or assets in the community. For example, if and when certain properties come up for tax sale in the City, key units should be removed from the tax sale list, to allow the City to both acquire and subsequently allow for the proper disposition and control of such properties. This could better ensure that vacant units are properly marketed to the most qualified investors and potential homeowners to renovate them. This can also be augmented by the receivership process. The following locations, close to the school or along the primary walking routes, should be targeted for either rehabilitation, and/or acquisition to support the new 21st Century School environment.

- Denison St. (500- and 600-blocks)
- Edgewood St. (400- and 500-blocks)
- Linnard St. (700-block)
- Grantley St. (700-block)
- Edmondson Ave. Gateway Properties (3400- through 3900-blocks), to include distressed properties at 3314, 3319, 3321, 3335, 3408, 3410, and 3727



Residents can also view Baltimore Housing's Code Map to identify property violation notices and property owners. (See appendix C)

Increase Home ownership and Support Existing Homeowners

3. Promote homeowner assistance programs to help current or new owners maintain and improve their homes.

Homeowners in this area make up over 50 % of the residents in the neighborhood and contribute enormously to the stability in the community. Programs run by the City and non-profit can help these homeowners maintain their properties and should be promoted within the plan area to connect people with available resources to maintain their homes.

- Connect homeowners to philanthropic or publicly-funded programs to help low-income or elderly homeowners with repairs.
- Connect homeowners with programs available Baltimore Housing's Green, Healthy and Sustainable Homes Division by sharing program information at community association meetings, community events, and through the school.
- Promote Baltimore DHCD's Baltimore Energy Challenge to educate homeowners about lowering energy bills, by sharing program information at community meetings etc.
- Task the newly formed Southwest CDC with promoting home buyer assistance programs to area residents.
- Promote first-time homebuyer incentives, such as down payment and closing cost assistance, to City employees who are renting in the area.



4. Connect resident stakeholders with DOP, Baltimore DHCD and housing-focused organizations to assist renters ready to become homeowners.

Many organizations and agencies can help make the dream of affordable home ownership a reality through home ownership counseling (including helping people understand how to increase savings, reduce debt, and improve credit scores), real estate professional services, home buying incentive programs, and identifying quality developers. Community leaders and residents could work with entities such as Healthy Neighborhoods Inc., Live Baltimore, St. Ambrose Housing Aid Center, Neighborhood Housing Services (NHS), and Baltimore Housing's Office of Home ownership to seek assistance for residents seeking to become homeowners.

5. Connect homeowners to the “My Home, My Deed, My Legacy” initiative.

A home is often someone's greatest financial asset and the backbone of a wealth-building strategy. Protecting that asset and being able to pass it on through a legal document in the event of the owner's death is critical. Being on the property's deed is also required for many home owner assistance programs.



The “My Home, My Deed, My Legacy” initiative is operated by Maryland Volunteer Lawyers Service, the Maryland Department of Housing and Community Development, and Baltimore DHCD. Organizations and schools can request information or speakers for community meetings and events.

6. Encourage the use of home improvement incentives and improve access to home improvement stores and products.

Residents in this community are largely without having the convenience of a nearby home improvement store. While there are a couple of large stores located towards the northwest and southeast areas of the city and in the county, there's only a limited number of smaller stores within the city limits. Convenient access to such stores is essential to making home repairs, and can help with being a good homeowner in areas with an aging housing stock. Community leaders should develop a range of activities to assist residents with home improvement incentives to include:

- Conducting “Model Home” improvement seminars

to showcase examples of modernized housing renovations to inspire residents.

- Sponsoring seasonal community trips to home improvement stores to encourage ongoing repairs and enhancements.
- Encouraging residents to apply for Baltimore City Housing's Rehabilitation and Repair Program for home repairs.



Market The Neighborhoods

7. Develop and implement marketing strategies through a collaboration among neighborhood organizations, other stakeholders and Community School Coordinators.

The neighborhoods in the INSPIRE area do not have coordinated marketing strategies to encourage either resident retention and investment and to attract new homebuyers. As a first step, the neighborhood associations could request that Healthy Neighborhoods Inc., Live Baltimore, or similar organizations work with them to convene a neighborhood marketing workshop to talk about home sale strategies and activities. A follow-up could include forming a marketing committee to further explore and identify target populations, talking with real estate professionals, and developing actionable marketing strategies and materials, with assistance from organizations noted above as well as local universities, and Baltimore DHCD. The associations, residents, businesses, and schools should be invited to participate in the workshops and committees.

8. Re-incorporate the Healthy Neighborhoods program to incentivize home improvements, market the area, and spur investment in the community.

The Lyndhurst community and a portion of the Edmondson Village community, just north of the school were once designated as a Healthy Neighborhoods area. As such, residents benefitted from the program's focus on strengthening home ownership and neighborhood assets. Housing in this community is largely well maintained, but as excitement continues to build from the Mary E. Rodman ES and Wildwood E/MS renovations, residents in the area would like to see more investments in the neighborhood and homes. DOP, along with certain residents in the area, continue to advocate for the return of the Healthy Neighborhoods program to this area.

Identify and Support Historic and Cultural Preservation Measures in the Community



9. Initiate a community-based process to talk about significant places in the INSPIRE area.

It is possible that the Allendale, Edgewood, Lyndhurst, Edmondson Village, and Lower Edmondson Village neighborhoods may benefit from being officially added to the National Register for Historic Places. There are also properties that may be eligible for various preservation incentives. Upon request, the City's landmark coordinator (DOP's Commission for Historical and Architectural Preservation) can meet with residents to initiate a

community-based process to hear what places in the community are significant to them and to talk about different tools that can help celebrate heritage and offer.



10. Explore the reuse of Sarah M. Roach Elementary School

With the Sarah M. Roach ES program officially closed, the building is now considered a “surplus” school. With this school having been a major anchor institution within the community for so many years, the property’s future use presents an important opportunity for creating another anchor. While there may be several proposed uses for the site, ongoing conversations with the community will be essential to optimize its revitalization and reuse.



Improve Nuisance Properties

11. Partner with the Community Law Center (CLC) to target nuisance properties and owners for maintenance and repairs, nuisance activities, and/or acquisition.

The Allendale Community Association and surrounding community organizations should complete the application for CLC assistance in the community to both

identify and target nuisance properties. Specific attention should also be focused on improving the appearance of neglected houses and/or properties along the Edmondson Avenue Corridor, primary walking routes for students, and around the school.

Improve Retail Businesses and Seek Quality Entrepreneurs in the Community

12. Partner with the Baltimore Development Corporation (BDC) to work with business owners to improve local retail establishments and the business environment.

Business establishments, residences, and a 21st Century school must co-exist in ways that support each other. Currently there are a number of businesses that detract from the quality of the neighborhood. The BDC, the DOP, and community leaders should explore opportunities to work with these entities to provide business assistance. Examples of relevant BDC programs include micro loans, façade improvements, technical assistance for entrepreneurs and small businesses, and corner store support. BDC, DOP, and residents, should conduct neighborhood walks to identify matches between needed improvements and their programs to enhance the quality of all of the businesses in the community. Below are a number of stores in the community to evaluate:

- All corner stores at Allendale and Edmondson Ave. (3700 block)
- 501 Denison St.
- 3401 Edmondson Ave.
- 423 Normandy Ave. at W. Franklin St.
- A-1 Mart at 3603 W. Caton Ave.
- The Caton Carryout at 3551 W. Caton Ave.
- Gruners Liquor and Food Mart at 3522 W. Caton Ave.
- Hilton Carryout at 3301 W. Baltimore St.
- 200 N. Monastery
- 200 N. Hilton St.
- Best Market at 601 Edgewood St.
- 3939 Edmondson Ave.
- 4001 Edmondson Ave.

13. Work with the Baltimore Development Corporation and the community to seek desired tenants at retail establishments.

Despite there being a significant number of retail establishments in the area, many residents are not able to meet their daily needs due to either the types and/or quality of goods and services provided or because visiting certain establishments may feel unsafe. Efforts should be made to prioritize bringing in new tenants that can be successful while meeting the needs of the residents and be more inviting.

Steps to do so include:

- Working with DOP, BDC and community and area stakeholders to identify businesses compatible with the vision of the community so they are ready to market when a business closes or relocates.
- Strengthening community and retail business relationships.
- Advocate for better food access in the community.

14. Work with the Liquor Board Inspectors to explore ways to address health and noise concerns around alcohol-selling establishments.

Many of the establishments in the area that sell alcohol are located within residential areas. Residents have complained of loitering, crime and other disturbances by the patrons of some of these establishment for quite some time. The Allendale and surrounding communities should work with the Liquor Board to establish relationships with business owners to work towards a common goal of improving areas in and around these establishments. They should also explore creating a Memorandum of Understanding with problematic liquor establishments when its time to renew their liquor license (March/April of each year). Residents and community stakeholders should also discuss hours of licensed alcohol establishments with their elected State and Local officials. In addition, residents should work with the Baltimore City Police Department (BCPD) for issues of loitering or crime that occur in or around these establishments to minimize the negative impact on the neighboring residents.

CREATE ENVIRONMENTALLY SUSTAINABLE AND CLEAN NEIGHBORHOODS

Improve the natural environment and environmental education.

A few successes and efforts underway



- Residents in the Allendale community have recently adopted several lots in the area including 501-503 Normandy, that allows them to manage, beautify and maintain properties in their own community. Residents are currently developing plans for how best to enhance these lots with either flower beds, a community garden, or decorative green space.
- The nearby Green Street Academy (GSA), a 6th through 12th grade Charter School, also contributes to neighborhood sustainable practices. The promise of sustainability resides in its name, and the renovation of the school was built to LEED Platinum standards. The GSA provides an industry focused urban agriculture and aquaculture curriculum, and has a 3,000 sq. ft. green-house, and farming that produces floral, vegetable, and seafood products.



Beautify Highly-visible Public Spaces and Vacant Lots

15. Continue efforts to beautify the Edmondson Avenue corridor in collaboration with community leaders and stakeholders.

The Community Associations that surround Mary E. Rodman Elementary School and DOP should meet with DOT to discuss opportunities for planting and maintaining ornamental shrubs, flowers and small trees in the median along the corridor, neighborhood signage and/or banners.



16. Improve vacant lots through landscaping or other community-determined treatments.

When regularly managed through landscaping or other community-selected treatments, vacant lots can enhance the neighborhood appearance and become valuable community spaces. Various approaches covering a range of budgets and ongoing maintenance needs could be considered including clearing overgrowth, seeding and fencing, planting trees, installing temporary art, and more. Residents can work with DOP and Baltimore DHCD to formally adopt City-owned lots for community managed open spaces. Organizations such as the Neighborhood Design Center, Parks & People, or Civic Works can help to secure a landscape architect to design and install treatments such as decorative guards along the edges of large lots to deter parking and preserve landscaping.



The locations below have been identified by residents for further exploration:

- Loudon and W. Mulberry (Block 2292 Lot 025)
- Lyndhurst and W. Mulberry (Block 2299A Lot 035)
- Parcel behind 4000 block of W. Franklin St. (Block 2295 Lot 051)
- City owned parcel behind 3500 block of W. Franklin (Block 2284 Lot 048)
– Community adopted
- City owned lot at 501-503 Normandy
– Community adopted
- City owned parcel at 7 N. Morley St. (Block 2275B Lot 031)
- Parcel behind 3400-block of W. Caton Ave. (Block 2275B Lot 085)
- Parcel behind gas station at Hilton and W. Caton (2275B Lot 084)
- City owned vacant lot at 700 Denison St. (Block 2501 Lot 072), where similar landscape improvements to the nearby Schaefer Park should be explored

Keep the Neighborhood Clean

17. Increase and target enforcement efforts in areas known for trash and illegal dumping.

While the neighborhoods around Mary E. Rodman Elementary School receive regular street sweeping services and are generally well maintained, these neighborhoods contain several locations that are recurring sites for illegal dumping and trash. Residents should continue to work with the Baltimore DHCD's Code Enforcement Officers to target areas known for sanitation issues. The following sites should be targeted for increased sanitation enforcement, citations, cleaning, and possible camera locations:

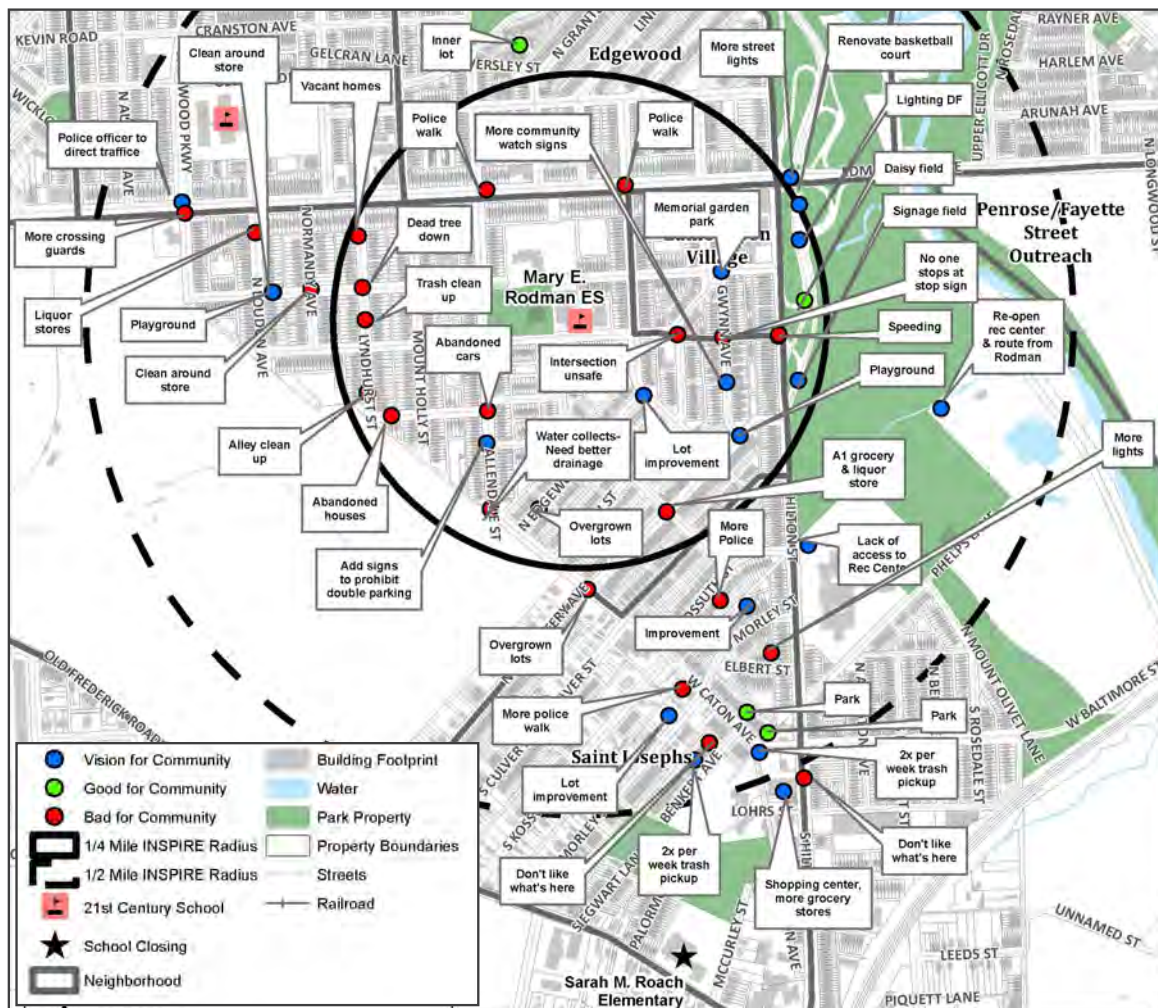
- Rear lot/alley lot behind 3400 W. Mulberry St. (Block 2282 Lots 040-052)

-

Promote Sustainability

Providing meaningful opportunities to promote sustainable indoor and outdoor learning and leadership experiences for children is now all the more possible due to the sustainable building design of the 21st Century School renovations. As an example, in recent years, the students at Wildwood Elementary/Middle School participated in the City's Office of Sustainability's

Green, Healthy, Smart Challenge Grant Program and created a Recycling Committee. Mary E. Rodman teachers and staff could consider developing a school-wide “green committee” with a focus on greening and programs that reduce environmental waste. These efforts can also help Mary E. Rodman Elementary School become a more environmentally and sustainable school and provide a good foundation for the students.



CREATE OPPORTUNITIES FOR HEALTH AND WELLNESS

Create an environment that supports individual and community well-being.

A few successes and efforts underway



- The Mary E. Rodman Recreation Center will soon undergo renovations to improve its indoor program space and outdoor amenities. The renovations modernize the space in ways that include ADA access to the outdoor space, more functional activity rooms, and new lighting. More programming for both kids and adults will also be added.
- The nearby Daisy Field, is a beautiful and scenic open space area that provides areas to walk, play basketball, and conduct other outdoor recreational activities. This field continues to be a successful amenity to the community and adds to the environment that supports the community's well-being.
- In 2021, Baltimore City Recreation and Parks and LEVEL82, as sponsored by former Baltimore Ravens football player, Torrey Smith, will be renovating the interior of the Hilton Recreation Center.

Improve and Create New Places for Play and Recreation in the Community

19. Increase recreational programming for youth and area residents.

A number of residents feel the need to create more youth programs and activities such as baseball, basketball, soccer, cheerleading, tennis, modern dance, or to bring back their once-active youth marching band, the Edmondson Village “Steppers”, to provide positive outlets for youth. To help achieve this, it will be important for residents to continue to work with the Department of Recreation and Parks and recreation center staff to plan for and organize such teams or activities. Active young adults would be ideal to oversee these activities. There is also interest in additional recreational programming for older adults, with an expressed interest in activities such as line dancing, workshops, computer training, and photography. All of these can help to improve the overall health and wellness opportunities of the entire community.



The Mary E. Rodman Recreation Center, adjacent to the elementary school, is a valuable asset and central location for activity in the Allendale community. With City and State funding, BCRP is investing in significant renovations to the recreation center. The project will include building improvements such as an entry vestibule, new lighting, new flooring, improved acoustics, renovated restrooms, and improved sight lines between rooms. Site improvements are still under development but will include an expanded playground, ADA access to the open space, a new entry plaza, and a renovated basketball court. Interior renovations are expected to start in the second half of 2021.

20. Modernize the Mary E. Rodman Recreation Center.

In addition to BCRP’s commitment to modernize and otherwise improve the recreation center, residents and staff have long expressed the need for the following improvements at the center:

- Increased athletic field lighting for night-time safety
- A community garden
- An outdoor classroom
- Seat walls
- Flowering trees
- Improvements to the basketball court to support both youth and adult athletics

Allendale Community Playground



While the Mary E. Rodman Recreation Center and adjacent field serves as a highly valued community amenity, the Allendale Community had gone without a playground for its youth for some 40 years. During several INSPIRE workshops, residents noted that the most desired INSPIRE community project would be the installation of a neighborhood playground for its youth.

The determined advocacy efforts finally paid off, and in December 2020, Baltimore City Recreation and Parks (BCRP) and KaBOOM!, with additional funding from the Baltimore City

Children and Youth Fund and INSPIRE, built a new playground at the Mary E. Rodman Recreation Center. The playground was designed, in part, by students from Mary E. Rodman Elementary School, Allendale community members, and other school stakeholders. The playground is one of many examples of multiple City agencies leveraging their resources with external partners to respond to residents' desires surrounding 21st Century schools.

BCRP is continuing to design for additional site improvements including a new plaza, ADA accessible circulation, and further expansion of the playground.

21. Restore outdoor recreation courts and access to them.

In addition to the interior improvements being made at the Hilton Recreation Center, Carroll South Hilton residents would also like to see exterior renovations and investments made to the nearby basketball court and baseball field. Neighborhood leaders and residents would also like to see better and safer access to the nearby Daisy Field.



Improve the Healthy Food Environment

22. Develop and implement a healthy food environment strategy.

Although there is a supermarket less than one mile from the Allendale community, most area residents are considered to be in a food desert. There are, however,

several corner stores in the neighborhood where people may shop and in which children may stop on their way to and from school to purchase snacks or meals. Most corner stores in this area, however, don't carry a large inventory of healthy food. Organizations and residents could meet to review the Baltimore Food Policy Initiative's eight-point Healthy Food Environment Strategy and determine next steps to develop a comprehensive approach to improving access to healthy food. (See appendix C).

23. Provide nutrition education to school families through the Mary E. Rodman Elementary School.

The school is a wonderful outlet to promote information and education about nutrition to school families. Currently the school, in collaboration with the community, often serves as a neighborhood distribution site for food. The Community School Coordinator could also explore opportunities to do so through Food Supplement Nutrition Education Program's such as Cooking Matters at the Store or similar initiatives (See appendix C).

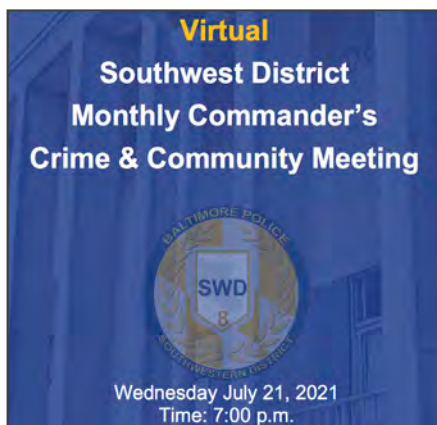
IMPROVE PUBLIC SAFETY

Create a positive and safe environment for current and future residents.

A few successes and efforts underway



- Residents enjoy community walks with the Mayor, their elected officials, the Police Chief, and City staff to address crime and other public safety concerns in their community.



- In addition to having the Southwest District Police attend monthly community meetings, the Southwest District Police Commanders are now also holding virtual monthly meetings that residents can attend.

Prepare Residents for Emergencies

24. Connect community organizations with City support to help residents in times of natural disasters or emergencies.

Baltimore City's Office of Sustainability (BoS) is working with the Health Department and the Office of Emergency Management to support organizations working on the frontlines of community service, safety, health, and outreach with City support and resources. In the event of a natural disaster or emergency, there is an improved provision of emergency response, safety, and recovery services to under-resourced neighborhoods and their most vulnerable residents. Upon request from the community, BoS will meet with community leaders and organizations to provide information on resilience-building and preparedness resources and partnership opportunities.

Target Nuisance Corner Stores to become Safer and More Positive Environments

25. Reduce nuisances caused by corner stores selling alcohol.

Several of the corner stores in the walking radius of Mary E. Rodman ES sell alcohol and often attract nuisance behavior such as loitering, littering, and crime. These stores should be targeted by City inspectors for code and other citations to reduce nuisances and improve the quality of life in the area. Updated zoning requirements, as part of Transform Baltimore, also require the eventual phasing-out of alcohol sales at non-conforming liquor stores in residentially-zoned areas. Residents hope that these establishments become safer, healthier, and more inviting stores to visit. They also support increasing the visibility of the Baltimore police around these establishments to help deter crime and make the areas safer. Residents should also work closely with the City Liquor Board's Community Liaison and seek assistance from the Community Law Center to address nuisance abatement laws.

The following locations should be assessed:

- 3401 Edmondson Ave.
- Gruners Liquor & Food Mart at 3522 W. Caton Ave.
- 939 Edmondson Ave.
- 4001 Edmondson Ave.

Reduce Crime through Community-based Activities, Environmental Design, and Partnerships

26. Implement the recommendations of the Allendale Community Association (ACA) Strategy Action Plan.

The ACA Strategy Action Plan reflects a concerted effort of the ACA and neighborhood stakeholders to address crime in the community. A number of the strategies to implement the plan include:

- Conduct ongoing dialogue with the community, area stakeholders, and the police to discuss and implement the ACA Strategy Action Plan at both regular community meetings and special meetings to address crime.
- Target all areas known for illegal activity to reduce crime.
- Work with area churches to establish a One Church-One Corner Plan and Safe Houses.
- Invite the Police to all community events.

27. Implement Crime Prevention through Environmental Design.

Community members should work with City agencies, area stakeholders, and Southwest District Police to advocate for CPTED principles in their community.

Crime Prevention through Environmental Design (CPTED) is a multi-disciplinary approach to deter criminal offender decisions that precede criminal acts by affecting the built and social environment. Strategies focus on altering physical design of spaces that attract or allow criminal activity to flourish. Improving the visual appearance of streets with new or pruned trees and shrubs, strategically placing lighting, repairing blighted properties, and fostering more "eyes on the street" are some of the elements that should be considered. Other principles include "natural surveillance" and how maintenance may suggest that a space is cared for.



28. Partner with the Southwest Police District and School Police to increase police patrols and neighborhood visibility.

Police patrols should be increased in areas that are known throughout the community to be havens for crime, loitering, and vandalism. Increased patrols would make residents throughout the community and school staff feel safer. Additional patrols might also include Citizens on Patrol, where citizens walk with a police officer to deter crime and note problem areas for any illegal activity. Other opportunities could include good neighbor walks, prayer walks with local clergy, exercise walks to identify neighborhood issues, and motorized canvases of the community.

29. Evaluate lighting levels and make improvements to make streets safer within the area.

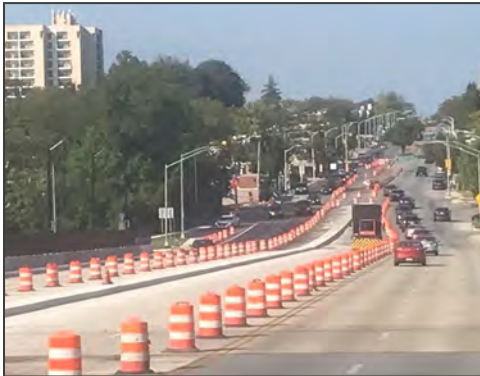
Many residents have expressed the need to have adequate lighting throughout the community to make them feel safer and to deter crime. A number of residents have noted that even with new lighting, they do not illuminate enough space around them. A priority should be to assess the school perimeter and primary walking routes, and community associations should work with the Department of Transportation to evaluate lighting levels throughout their community. Residents could also consider a porch lighting campaign to help illuminate their blocks.



CREATE CONNECTIONS AND ACCESS

*Connect students, residents, and visitors safely and efficiently
to the places they need and want to go.*

A few successes and efforts underway



- The Edmondson Avenue bridge, originally built in 1910, is undergoing a \$40 million renovation/replacement. When complete it will span four lanes and include pedestrian sidewalks and decorative lanterns that illuminate the sidewalks and street.



- In recent years the Maryland Transit Administration has installed modern, decorative bus shelters along the Edmondson Avenue corridor. These shelters have provided safer and more appealing waiting areas for residents who use public transit.

Improve Traffic Conditions, Pedestrian Safety, and Walkability

30. Create a walking school bus.

Measures are currently underway by the Baltimore City Public School System to develop a walking school bus to ensure the walking safety of children formerly zoned for Sarah M. Roach ES. School officials and parents are continuing to explore opportunities to launch a successful walking school bus, where a group of children walk with one or more adults. School staff, parents, and community stakeholders should work together to institute this program.



31. Enhance traffic calming and pedestrian safety improvements, particularly along or near crosswalks, student primary walking routes, and access to recreational sites.

Residents should submit a 311 request for DOT to evaluate solutions for traffic calming or street resurfacing. Specific areas of concern include the following:

- W. Mulberry and Denison St.
- Allendale St. (Primary Walking Route)
- Monastery and N. Hilton St.
(Access to Daisy Field)
- Edmondson Ave. (Primary Walking Route)
- W. Baltimore St. and Hilton St.
- Resurface the 500 and 400 blocks of N. Edgewood St.

Additionally, explore the installation of school signs along W. Caton Avenue for safer streets between the Sarah M. Roach and Mary E. Rodman school buildings.



Make Transportation Enhancements

32. Explore parking solutions for Mary E. Rodman Elementary School.

Parking for this school remains an ongoing challenge, as staff often have to park throughout the neighborhood. While there is a limited amount of on-street parking in front of the school, the parking issue may be compounded by a larger staff and twice-per-week street sweeping days in front of the school. Many residents and school staff do not see this issue as being adequately addressed and would like to see a solution. Below are some of the recommendations to consider:

- Re-evaluate parking when the school reopens to best assess the parking challenges and possible solutions.
- Re-evaluate the street sweeping days and times to reduce parking restrictions.
- Consider a limited amount of angled parking in front of the school for staff.
- Consider any areas in the rear of the school for a limited amount of staff parking.

Plan Implementation

The Department of Planning (DOP) is committed to working with community members, agencies, and others to see recommendations in this plan become reality. DOP will share bi-annual implementation highlights with stakeholders. DOP, community stakeholders, and others should continuously refer to this section to hold each other accountable.

This section:

- Sets forth a target time frame for implementation.
- Identifies lead and support agencies/organizations.
- Estimates the cost of implementation and identified or potential funding sources.
- Identifies commitments already made.

Table Legend

Timeframe

Immediate: < 1 year

Short: 1-2 years

Medium: 3-5 years

Long: 5+ years

Estimated Cost of Capital Improvements*

\$ = \$5,000 or less

\$\$ = \$5,001-\$50,000

\$\$\$ = \$50,001-\$250,000

\$\$\$\$ = \$250,001 - \$500,000

\$\$\$\$\$ = More than \$500,000

* Projects needs operational resources in addition to capital. This table estimates primarily capital costs.

Lead/Partner, Funding

Baltimore City Agencies

BCPD: Baltimore City Police Department

HCD: Dept. of Housing & Community Development

DOP: Department of Planning

DPW: Department of Public Works

DOT: Department of Transportation

ECB: Environmental Control Board

Other

Community: Residents, community-based organizations, groups, associations, businesses, etc.

Private: Philanthropy, anchor institutions, investors, etc.

BCPSS: Baltimore City Public School System

School: Mary E. Rodman ES

Invest in Housing and Market-Strengthening Development Opportunities

Recommendation & Actions	Timeframe	Lead/Partner	Est. Cost	Potential Funding
Identify and Support Strategic Revitalization Efforts to Maintain High Quality, Affordable and Market Rate Housing for Rent and Sale				
1. Create a Middle Market Neighborhood Housing Revitalization Strategy in Collaboration with residents, and partnerships with City agencies and stakeholders.	Short	DOP, DHCD Residents, Community School Coord.	\$0	N/A
2. Rehabilitate or stabilize properties in areas that are highly visible, most stable, and/or immediately adjacent to the school through Streamlined Code Enforcement and the City's Vacants to Value Program. The following blocks should be targeted for either rehabilitation, and/or acquisition to support the new 21st Century School environment: <ul style="list-style-type: none"> • Denison St. (500 and 600 blocks) • Edgewood St. (400 and 500 blocks) • Linnard St. (700 block) • Grantley St. (700 block) • Edmondson Ave. Gateway Properties (3400 – 3900 blocks) and distressed properties at 3314, 3319, 3321, 3335, 3408, 3410, and 3727 	Short - Medium	DHCD	\$\$\$\$	City, State, Private
Increase Home ownership and Support Existing Homeowners				
3. Promote homeowner assistance programs to help current or new owners maintain and improve their homes. <ul style="list-style-type: none"> • Connect homeowners to philanthropic or publicly-funded programs to help low income or elderly with repairs. • Promote and educate homeowners about Baltimore's Energy Challenge to help them lower energy bills. • Task the SNCDC to promote home buyer assistance programs. 	Ongoing	DHCD, DOP, SNCDC	\$0	N/A
4. Connect resident stakeholders with DOP, Baltimore DHCD, and housing focused organizations to assist renters ready to become homeowners.	Short	DOP, DHCD, Community	\$0	N/A
5. Connect homeowners to the "My home, My Deed, My Legacy" initiative.	Ongoing	Community	\$0	N/A
6. Encourage the use of home improvement incentives and improve access to home improvement stores and products. <ul style="list-style-type: none"> • Conduct model home improvement seminars. • Sponsor seasonal trips to home improvements stores. • Encourage residents to apply for Baltimore DHCD's Rehabilitation and Repair Program incentives. 	Ongoing	DOP, DHCD Residents, DOP DHCD	\$ \$ \$0	Grants
Market the Neighborhoods				
7. Develop and implement marketing strategies through a collaboration among neighborhood organizations, other stakeholders and Community School Coordinators.	Short	Community, DOP, DHCD, School	\$	City

8. Re-Incorporate the Healthy Neighborhoods Program to incentivize home improvements, market the area, and spur investment in the community.	Short	Healthy Neighborhoods, Inc., DHCD, DOP, Community	\$\$	City, Grants
Identify and Support Historic and Cultural Preservation Measures in the Community				
9. Initiate a community-based process to talk about significant places in the INSPIRE area.	Short, Medium	Community, DOP/CHAP	\$0	N/A
10. Explore the reuse of Sara M. Roach Elementary School.	Short	City, Community	\$	City
Improve Nuisance Properties				
11. Partner with the Community Law Center to target nuisance properties and owners for maintenance and repairs, nuisance activities, and/or acquisition.	Short, Medium	Community	\$	Grants
Improve Retail Businesses and Seek Quality Entrepreneurs in the Community				
12. Partner with the Baltimore Development Corporation (BDC) to work with business owners to improve local retail establishments and the business environment.	Short, Medium	BDC, DOP, Community	\$	City
13. Work with BDC and the community to seek desired tenants at retail establishments. <ul style="list-style-type: none"> Strengthen community and retail business relationships. Advocate for better food access in the community. 	Short, Medium	BDC, DOP, Community	\$	City
14. Work with the Liquor Board Inspectors to explore ways to address health and noise concerns around alcohol-selling establishments.	Short, Medium	Community, DOP	\$0	N/A

Create Environmentally Sustainable and Clean Neighborhoods

Recommendation & Actions	Timeframe	Lead/Partner	Est. Cost	Potential Funding
Beautify Highly-visible Public Spaces and Vacant Lots				
15. Continue efforts to beautify the Edmondson Avenue corridor in collaboration with community leaders and stakeholders.	Short, Medium	DOT, BCRP, Community	\$\$	City, MVR
16. Improve vacant lots through landscaping or other community-determined treatments. <ul style="list-style-type: none"> Loudon and W. Mulberry (Block 2292 Lot 025) Lyndhurst and W. Mulberry (Block 2299A Lot 035) Parcel behind 4000 block of W. Franklin Street (Blk 2295 -051) City owned parcel at 7 N. Morley Street (Blk 2275B – Lot 031) Parcel behind 3400 block of W. Caton (Block 2275B – Lot 084) City owned lot at 700 Denison Street (Block 2501 – Lot 072) 	Short	Community, DHCD	\$	Grants
Keep the Neighborhood Clean				
17. Increase and target enforcement efforts in areas known for trash, and illegal dumping. <ul style="list-style-type: none"> Rear Lot behind 3400 W. Mulberry St. (Block 2282 Lots 40-52) Rear lot behind Harlem Ave. (Block 2483 Lot 034) Alley behind the 700 block of Denison St. Explore twice per week trash pickup in St. Josephs 	Immediate, Ongoing	DPW, Community	\$0	N/A
Promote Sustainability				
18. Explore opportunities for the school to become a green and sustainable school.	Short	DOP, School	\$0	N/A

Create Opportunities for Health and Wellness

Recommendation & Actions	Timeframe	Lead/Partner	Est. Cost	Potential Funding
Improve and Create New Places for Play and Recreation in the Community				
19. Increase recreational programming for youth and area residents.	Short, Ongoing	BCRP, Community	\$\$	City
20. Modernize the Mary E. Rodman Recreation Center.	Short, Medium	BCRP, Community	\$\$\$\$	City, State
21. Restore outdoor recreation courts and access to them.	Short, Medium	R&P, Community	\$\$	City, State
Improve the Healthy Food Environment				
22. Develop and implement a healthy food environment strategy.	Short, Medium	DOP, School, Community	\$0	N/A
23. Provide nutrition education to school families at Mary Rodman School	Short	School	\$0	N/A
Prepare Residents for Emergencies				
24. Connect community organizations with City support to help residents in times of natural disasters or emergencies.	Short, Medium	DOP, BOS	\$	Grants
Target Nuisance Corner Stores to Become Safer and More Positive Environments				
25. Reduce nuisances caused by corner stores selling alcohol. <ul style="list-style-type: none"> 3401 Edmondson Ave. 3939 Edmondson Ave. 4001 Edmondson Ave. 3522 W. Caton Ave. 	Short, Medium	DOP, Liquor Board Liaison	\$0	N/A
Reduce Crime through Community-based Activities, Environmental Design, and Partnerships				
26. Implement the recommendations of the Allendale Community Association – Strategy Action Plan.	Immediate, Ongoing	Community, BPD	\$	Grants
27. Implement Crime Prevention through Environmental Design	Short, Medium	DOP, DHCD, Community, BPD	\$	City
28. Partner with SW Police District and School Police to increase police patrols and neighborhood visibility.	Short, Ongoing	Community, BPD, School Police	\$0	N/A
29. Evaluate lighting levels and make improvements to make streets safer within the area.	Short, Medium	DOT, Community	\$	City, MVR

Create Connections and Access

Recommendation & Actions	Timeframe	Lead/Partner	Est. Cost	Potential Funding
Improve Traffic Conditions, Pedestrian Safety and Walkability				
30. Create a walking school bus.	Short, Medium	BCPSS, Community	\$	Grants
31. Enhance traffic calming and pedestrian safety improvements, particularly at or near crosswalks, primary student walking routes, and access to recreational sites.	Immediate, Short	DOT, DOP	\$\$	City, MVR
Make Transportation Enhancements				
32. Explore parking solutions for Mary E. Rodman Elementary School	Short, Medium	DOT, DOP, School, Community	\$	City

Appendix A: Maps



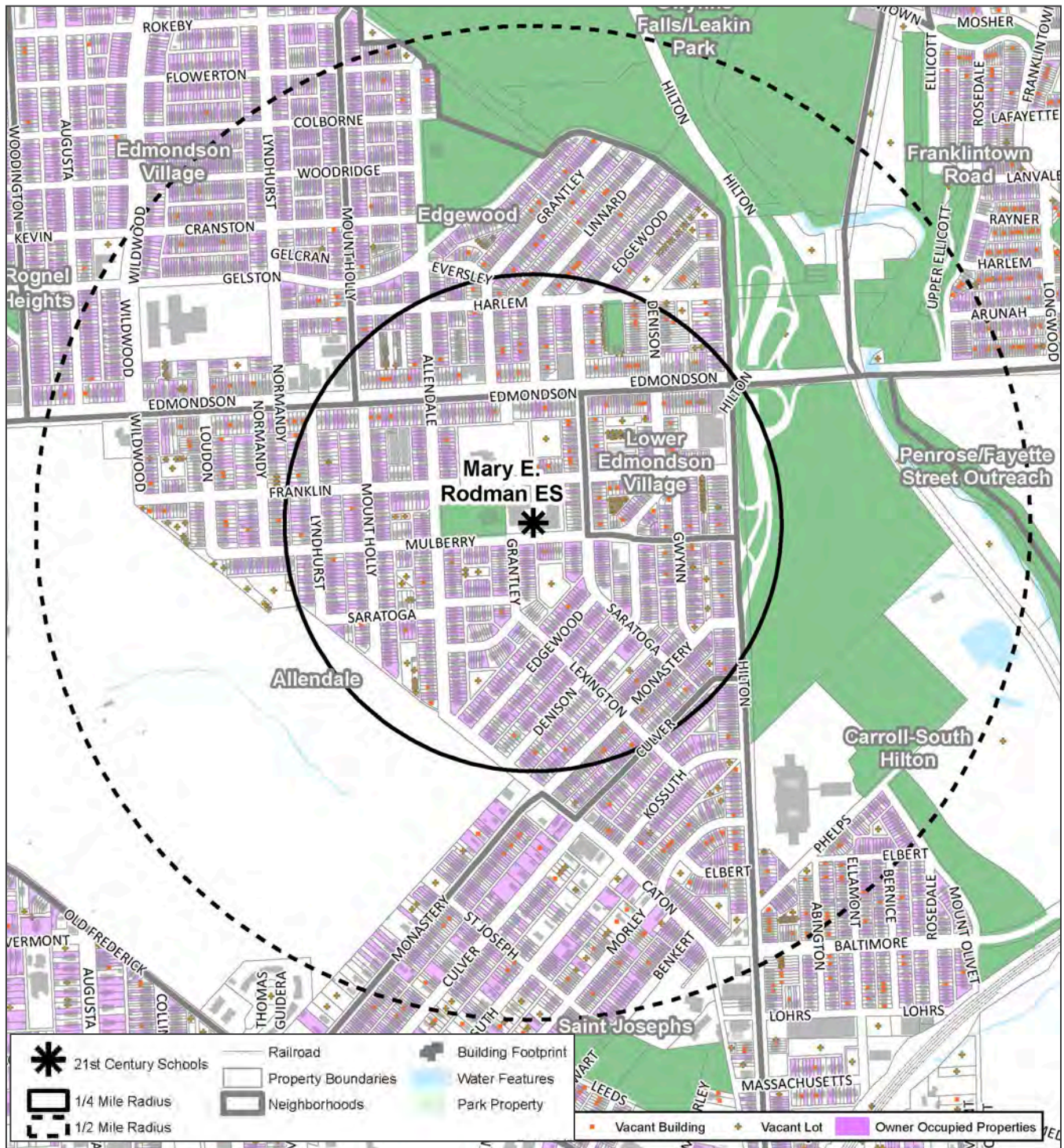
Homeownership and Vacancy

Housing Market Typology

COVID-19 Food Environment – District 8

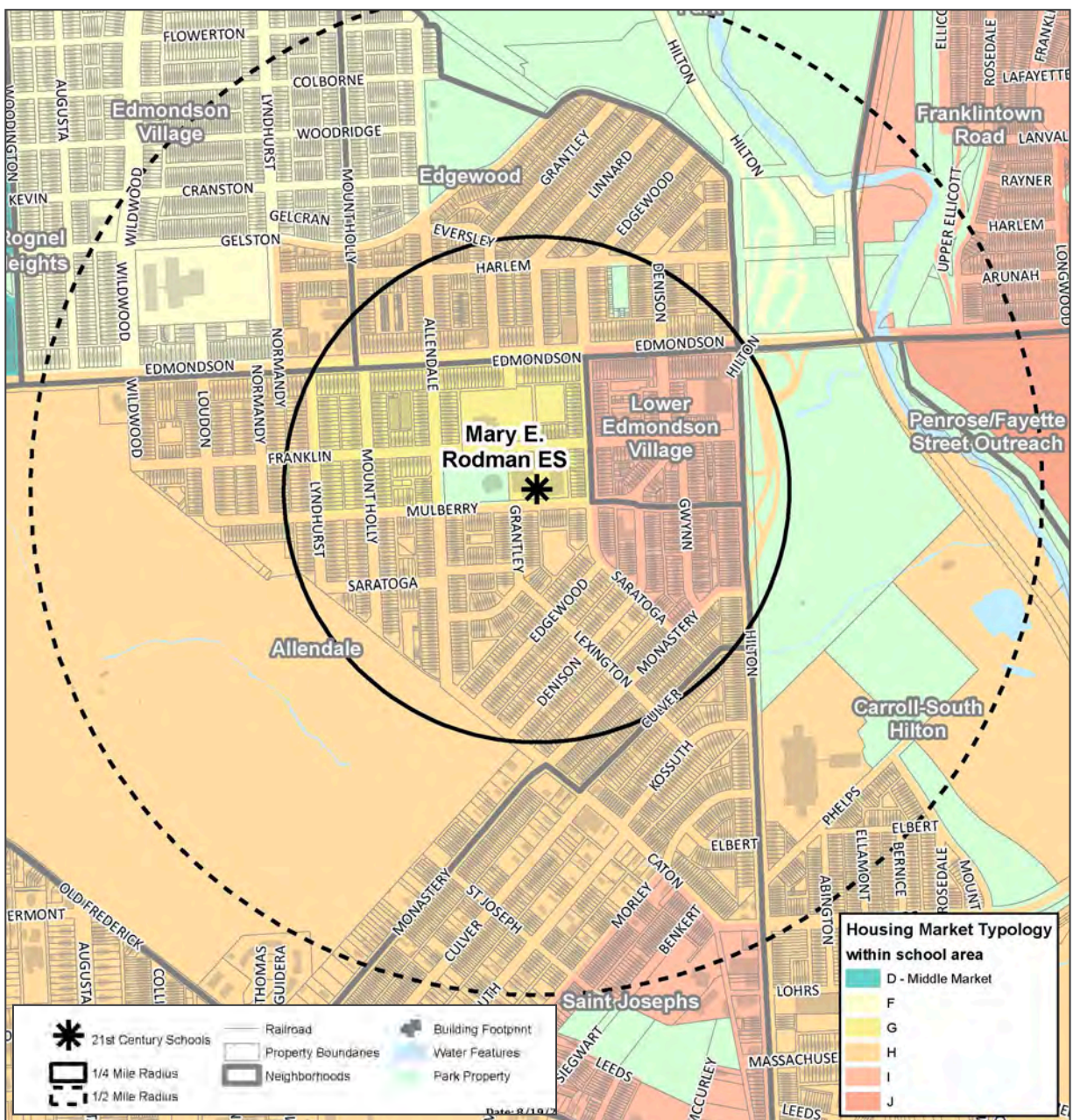
Homeownership and Vacancy Map

This map shows home ownership, active vacant building notices, and vacant lots.



Housing Market Typology

Neighborhood market conditions affect most neighborhood change strategies city governments, community development corporations, or others would like to pursue. For goals to be met – whether to increase home ownership, improve the quality of rental housing, attract commercial development, etc. – interested parties must consider local market conditions. Market conditions are not the only factor to consider, but they can help inform activities that will have the greatest positive impact. Baltimore’s housing market typology was developed to assist the City in its efforts to strategically match available public resources to neighborhood housing market conditions. The typology is also used to inform local neighborhood planning and activities by helping residents understand the market forces impacting their communities. The 2017 update of the City’s Housing Market Typology was jointly developed by the Baltimore City Planning Department, the Department of Housing and Community Development, and The Reinvestment Fund.



Housing Market Typology Cluster Descriptions

A. The block groups in this market represent competitive housing markets with the highest sales prices and the lowest foreclosure activity in the region. Vacant buildings are rare and these areas are amongst the lowest residential density of all categories. Market interventions are not necessary in these markets, but basic municipal services such as street maintenance and code enforcement are essential to maintaining these markets.

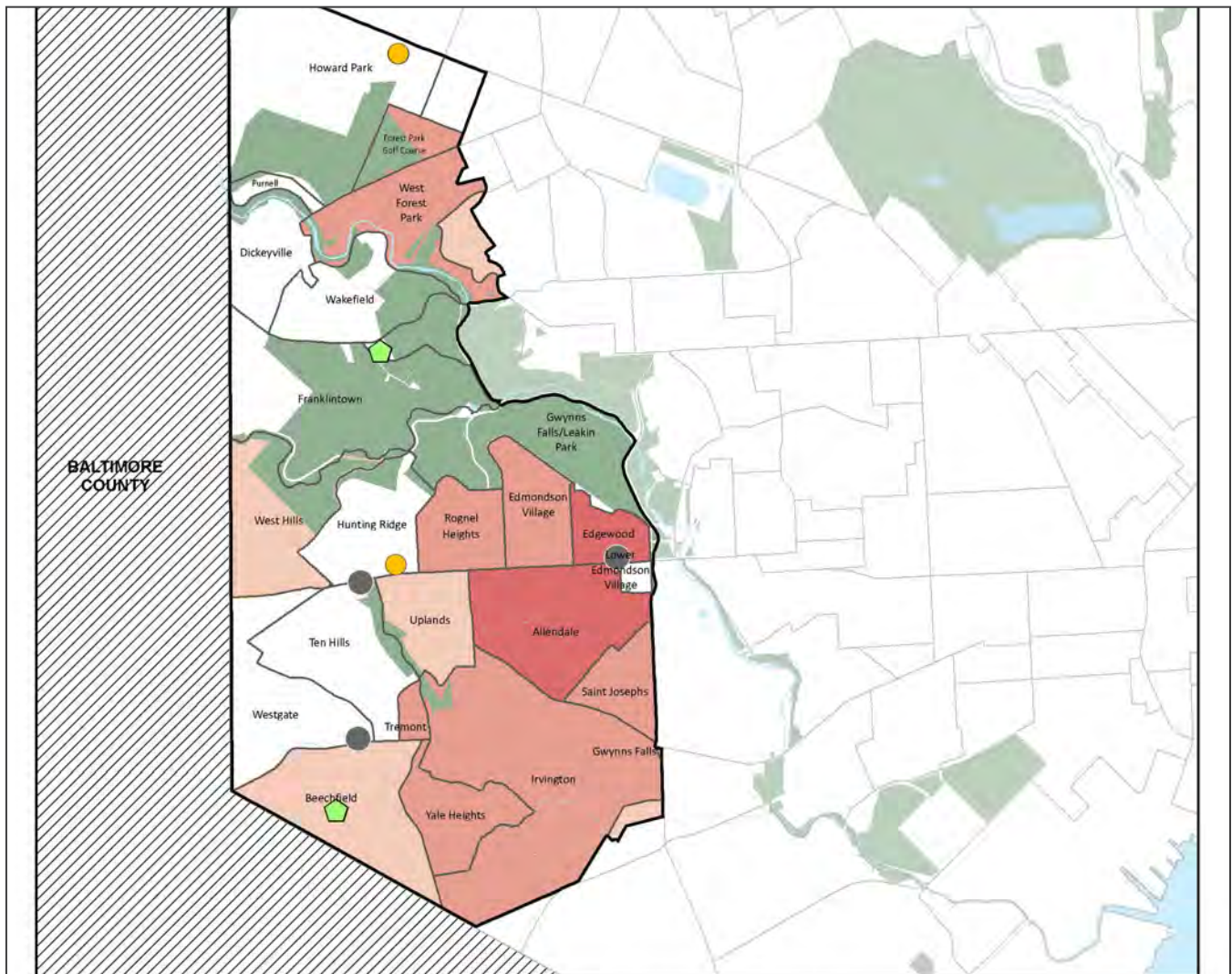
B and C. The block groups in these markets represent above City average sales prices, maintained by high levels of permit activity. Market “B” has high ownership rates, compared to market “C” which has the second highest subsidized rental market; while both are among the highest residential density across the city. Modest incentives and strong neighborhood marketing should keep these communities healthy, with the potential for growth.

D and E. The block groups in these markets are near the City average in sales prices but with markedly higher foreclosure activity compared to “A”, “B”, and “C” markets. The highest level of owner occupancy, low subsidized rental, and low residential density are represented by market “D”. These markets combined represent 25% of all households, including 31% of all owner-occupied households in the City. Interventions are geared toward aggressive code enforcement, which in turn supports existing homeowners.

F, G, and H. The block groups in these markets experience sales prices ~30-50% below the city average, while keeping foreclosure activity similar to markets “D” and “E”. Markets “F” and “H” have significant levels of owner occupancy, while market “G” represents the lowest level of owner occupancy and the highest level of subsidized housing units (19%). These markets combined represent 27% of all households, including 27% of all owner-occupied households in the region. Intervention strategies aim to support homeowners living in communities with limited access to resources and under-appreciated assets, such as historic housing stock.

I and J. The block groups in these markets experience the lowest sales values in the city, roughly 80-90% lower than the City average. These markets contain the lowest levels of permit activity, low foreclosure activity, and the highest vacancy rate. One-fifth of all residential land in market “J” is either vacant land or vacant buildings. These markets combined represent 13% of all households, and only 11% of all owner-occupied households in the region. They have experienced some of the most substantial population losses in the City during the past decades. Comprehensive housing market interventions should be targeted in this market category, including site assembly, tax increment financing, and concentrated demolitions to create potential for greater public safety and new green amenities.

COVID-19 Food Environment Map Council District 8



COVID-19 Food Environment Map - Council District 8

% of Population Receiving SNAP Benefits, by Neighborhood

July 2021

55% - 100%

38% - 55%

25% - 38%

Neighborhood Boundaries

Baltimore County

Harbor, Lakes & Streams

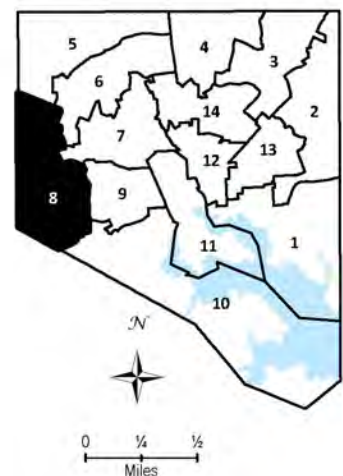
Major Parks

Food Environment

Food Pantry (3)

Grocery Stores (2)

Urban Farms (2)



Below are the results of the Mary E. Rodman Elementary School INSPIRE Workshop held on Saturday November 23, 2019 at the Mary E. Rodman Recreation Center.



Tell us one thing you like about your neighborhood.

- Appreciate people helping the community
- People grew up here and still live here
- Lots of green space
- Community unity - Bring back standards
- Bring peace back to our neighborhoods
- Appreciate people and SWCDC efforts
- Resident since April 1961 - Appreciate community spirit
- Seeing turn around - Want more trees and trash pick-up
- Like ample green space, gardens
- Like new interior of Allendale – Need to preserve history
- Resident since 1958 – People still live here (Multi-generational)
- Close to DC via rail
- Like greenspace
- Closeness to downtown & I-695
- Need to redevelop Edmondson Village Shopping Center (Recent fire damage to 10 stores)

General comments and questions

- Door hangers are placed on doors advising residents of new tree plantings along student walking routes
- Why letters of support to replant street trees?
- Can you request that a tree not be placed in front of your house? Answer - Yes
- Cost of sidewalk repair is City's responsibility if tree causes damage
- Alleys are used by children as shortcuts – what about their safety?
- City Department of Transportation (DOT) will not pay to repave alleys as walking routes because alleys should not be walking routes
- Today children cross intersections after crossing guards leave

How do we make this community even better?

- Need security cameras along children's walking routes (To prevent kidnapping)
- Make Mulberry Street One Way – Lease parking spaces for teachers at Shopping Center
- Need residents to be ready for changes coming
- Traffic mitigation in front of school at the corner of Denison and Mulberry Streets

- Need more City help for deteriorating properties - Add community service work (Try Civic Works)
- Improve light pole consistency for the entire community
- Complaint inspections are not done – Should be followed up on
- Partner with MICA (Arts College) to bring their students out into the community
- Need more trash sweeping & clean ups
- Put reflectors on signs for more visibility
- Establish new historic designation for the community
- Consider solar powered traffic signals, and perhaps for new building
- Establish Kids Program thru Art-With- A- Heart
- Establish wrap around services – University of MD, Coppin State University – And trauma based
- Need consistent cooperation with Housing Inspectors (Too many 311 calls are not being addressed)
- Trees throughout the community
- Need to clean around the store on Normandy
- More uniform lighting throughout the area
- Consider a median strip at the corners of Denison and Mulberry Street with low lining flowers
- New and consistent signage – Daisy Field
- Increased lighting at Hilton Parkway – Cut back trees on parkway near S. Hilton Street exit
- Police need to direct children as the crossing guards are ignored
- The intersection of Denison up to Mulberry Street is dangerous – No Stop Bars
- Drivers are driving too fast along main thoroughfares and along W. Mulberry Street
- Memorial Park Garden at Gwynn Avenue & Franklin Street (Place trees in that area, along with a sitting bench and fountain)
- Playground at Loudon & Franklin Street
- More trees where possible interspersed throughout 8th District
- Solar panels on all light poles for reduced electrical expenses
- LED lighting for poles
- Close all liquor stores and convenience stores by 10:00 PM

Appendix C: Programs & Initiatives



Appendix C contains information about, and links to, the programs and initiatives mentioned in this plan.

Baltimore City Code Map Baltimore City’s Community Development map, an interactive map which also provides layers of citywide housing data, vacant building notices and other neighborhood data.

<https://cels.baltimorehousing.org/codemapv2ext/>

Baltimore City Food Environment Maps and Briefs

<https://planning.baltimorecity.gov/baltimore-food-policy-initiative/food-environment>

Baltimore City Police Department - Community Page: On the Baltimore City Police Department’s Community page, you can find crime prevention tips, links to special initiatives, and other useful programs.

<https://www.baltimorepolice.org/community>

The **Baltimore Energy Challenge** teaches low to no cost ways to save energy to Baltimore City residents, businesses, and nonprofits through a grassroots effort in neighborhoods and schools. The website provides information about the Community Engagement Program, Energy Efficiency Program, the Baltimore Business Energy Challenge, and more.

<https://baltimoreenergychallenge.org/about>

Baltimore Food Policy Initiative (BFPI) is an intergovernmental collaboration between the Department of Planning, Office of Sustainability, Baltimore City Health Department, and Baltimore Development Corporation. It was founded in 2010 to “improve health outcomes by increasing access to healthy affordable food in Baltimore City’s food deserts”. With each agency lending its expertise, the City creates comprehensive strategies that tackle food access from many perspectives and implements programs and policies with multi-sector support. More about the Healthy Food Environment Strategy can be found via the second link. Interested parties can contact BFPI through the Planning Department to learn more about food-related issues in Baltimore.

www.baltimoresustainability.org/projects/baltimore-food-policy-initiative/
<https://planning.baltimorecity.gov/baltimore-food-policy-initiative/healthy-food-retail>

Baltimore Housing This website provides information about many programs and incentives, including homebuyer incentives, weatherization and energy efficiency programs, and more.

<https://dhcd.baltimorecity.gov/>

Civic Works is a non-profit organization that strengthens Baltimore’s communities by providing job training, skill development and community service through a number of local building, and landscaping type services.

<http://civicworks.com/>

The **Community Law Center** is a non-profit law firm that partners with Baltimore neighborhoods with a mission to focus on neighborhoods that have historically been disinvested, to allow for more just and vibrant communities.

<https://communitylaw.org/>

Cooking Matters in the Store helps families make healthy and affordable choices at the supermarket. This program teaches parents and caregivers to stretch their food dollar and provide their families with good nutrition which is a critical part of ending childhood hunger in America.

<https://cookingmatters.org/at-the-store>

The **Disaster Preparedness and Planning Project (DP3)** develops a unified approach to hazard mitigation and climate adaptation. It was created to address existing hazards while simultaneously preparing for hazards predicted by climate change. The Public Safety Committee can also work with the Office of Sustainability to include neighborhood-specific recommendations in the DP3 update.

<http://www.baltimoresustainability.org/plans/disaster-preparedness-plan/>

Healthy Neighborhoods Inc. helps strong but undervalued Baltimore neighborhoods increase home values, market their communities, create high standards for property improvements, and forge strong connections among neighbors. The initiative provides capital for rehabilitation and purchase of homes, funding community-based projects, marketing neighborhoods to homebuyers and developers, and creating partnerships between neighborhood organizations, non-profits, and lenders.

www.healthyneighborhoods.org/

Live Baltimore is a 501(c)(3) nonprofit that works citywide to grow Baltimore's economy by attracting residents, retaining residents, and supporting healthy housing markets.

<https://livebaltimore.com/>

Baltimore City's **Live Near Your Work (LNYW)** program is a home buying incentive for individuals working in Baltimore City. Incentives are funded partially by employers and partially by the City of Baltimore. Funds can be used toward your down payment or closing costs associated with the purchase of a home in Baltimore City.

<https://livebaltimore.com/live-near-your-work>

The **Maryland Green Schools Award** is a program of the Maryland Association of Environmental and Outdoor Education that allows schools and their communities to evaluate their efforts in environmental sustainability. Participating schools empower youth to make changes to reduce environmental impact, encourage sustainability and foster environmental literacy.

<http://maeoe.org/green-schools/>

My Home, My Deed, My Legacy is a project of Maryland Volunteer Lawyers Service (MVLS) and Maryland Department of Housing and Community Development. It is a citywide public awareness program to educate residents – especially low-income residents – about the importance of estate planning and the critical need to confirm their name is on the deed to their property.

<http://www.myhomemydeed.org/>

The **Neighborhood Design Center** supports the growth of neighborhoods by providing community engaged design and planning services.

<https://ndc-md.org/>

Neighborhood Housing Services (NHS) is a local network of resources to help residents achieve and maintain home ownership in their community. They provide educational resources, as well as specialized financial programs and support systems for Baltimore households.

<https://www.nhsbaltimore.org/>

Office of Sustainability – Green, Healthy, Smart Challenge Grant is a grant program for student-led sustainability projects in Baltimore City Public Schools. Students must be a part of an organized green team that meets to complete their project. The aim is to have projects encourage and assist schools in reaching Maryland Green School Certification.

<http://www.baltimoresustainability.org/projects/green-schools-initiative/green-healthy-smart-challenge/>

Parks and People Foundation the mission of Parks and People is to unite Baltimore by connecting its residents with green spaces, vibrant parks and nature.

<https://www.parksandpeople.org/>

Saint Ambrose provides home ownership counseling and helps first-time homebuyers understand the home buying process and prepare for the responsibilities of home ownership.

<https://www.stambros.org/>

A **walking school bus** is a group of children walking to school with one or more adults. A variation on the walking school bus is a bicycle train where a group of children and adult leaders ride together to school.

http://guide.saferoutesinfo.org/walking_school_bus/

Vacants to Value is a Baltimore City Department of Housing and Community Development's initiative to get more of Baltimore's vacant and abandoned properties cleaned up and redeveloped more quickly, efficiently, and economically.

<http://www.vacantstovalue.org/>